**Katowicka Specjalna Strefa Ekonomiczna**

**Spółka Akcyjna w Katowicach**

**(Katowice Special Economic Zone Co. in Katowice)**

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**as the managing company of Katowicka Specjalna Strefa Ekonomiczna (Katowice Special Economic Zone)**

**Announces the invitation for the joint tender aiming at:**

Choosing an entrepreneur who gets the ownership right to the property described below.

The object of the tender is the ownership right of an undeveloped property with an area of 2,7941 ha (27,941 sq m) located in the KSEZ in Zabrze at ul. Ziemska, precinct 02, Biskupice, owned by the Municipality of Zabrze and covering the plot no. 170/2, area 15 956 m2, and No. 171/2, area 11,985 m2, for which the Land Register No. GL1Z / 00034247/3 is kept at the District Court in Zabrze.

The area in question, according to an extract from the land register, is marked as a whole land use - Bp.
Pursuant to the provisions of the Real Estate Management Act and in the circumstances provided for in the Act, the Mayor of Zabrze may charge an adjacency fee based on the resolution of the City Council in Zabrze No. XXVI / 386/2000 of November 20, 2000, as amended.

In section III of the land and mortgage register No. GL1Z / 00034247/3 there are limited property rights: paid and unlimited in time transmission easement for the company under the name Spółka Restrukturyzacji Kopalń Spółka Akcyjna with its registered office in Bytom consisting in the right to use the part of the real estate that is part of the plots land no. 68/11, 661/31, 812/11 and 634/11 in order to locate on these real estate the ducts and devices which after construction will be part of the company of this company, including construction of the described devices, access rights in the future to these devices to remove failures, inspections, inspections, maintenance, repairs, upgrades and replacements; paid and unlimited transmission easement in favor of Fortum Zabrze Spółka Akcyjna with its registered office in Zabrze consisting in the right to use the part of the real estate that is part of the plots no. 134/2, 135/2, 136/2, 137/2, 138/2 and 65/8 in order to locate on the property the cables and devices used for heat energy transmission, which after construction will be part of the company's enterprise, including construction of the described devices for heat energy transmission, access rights to these devices for the purpose of removing failures , maintenance, repairs, modernization of reconstruction and extension, as well as paid and unlimited transmission easement for the company under the name Polska Spółka Gazownictwa limited liability company based in Warsaw, consisting in the right to use part of the encumbered real estate constituting part of the land plots No. 170/2, 171/2, 173/2, 175/2, 177/2, 167/2, 164/2, 138/2 in order to locate on this property pipes and devices used for the transmission of gas, which after construction will enter in the company of this company, including the construction of the described devices for the transmission of gas, the right of access in the future to these devices to remove failures, inspections, inspections, maintenance, repairs, modernization and replacement.

The property is undeveloped, unfenced with a regular shape similar to a trapezoid, overgrown with greenery. Configuration of plots allows their free installation. In the neighborhood there are garden plots. Access to real estate and infrastructure from ul. Ziemska. A drainage ditch runs along the western border of plots No. 170/2, 171/2. Plots no. 170/2, 171/2 run a gas network, a water supply network, a sewage network, and a power grid runs through plot No. 171/2. Plots 170/2 and 171/2 are located in the area of the Katowice Special Economic Zone.

When selling real estate constituting plots no. 170/2 and 171/2, a free and unlimited transmission easement will be established for Zabrze, based on the right to access to existing transmission devices of the water supply, rainwater drainage and sewage systems owned by the City of Zabrze. to remove failures, inspections, inspections, maintenance, repairs, upgrades and replacements.

On plots No. 170/2 and 171/2 is located a ditch, built as part of the project with the participation of European funds, which is in the period of project sustainability, the maintenance of this ditch will belong to the new land owner.

The buyer of the real estate before entering the area is obliged to conclude a tripartite agreement on taking over the guarantee and warranty as part of connecting the investor (bidder) to the infrastructure network of Zabrze, according to the template attached to the Specification of essential conditions of the tender.

Plots no. 170/2 and 171/2 are located in the area covered by the local zoning plan of the city of Zabrze (Resolution of the City Council in Zabrze No. XLIII / 562/09 of September 14, 2009 regarding the local spatial development plan for Zabrze for areas located in the northern part of the city of Zabrze) where they are marked with the symbol B.14.PP, SM, UR which means the areas of industrial buildings, warehouses and warehouses as well as areas of small production.

The starting price for the property is PLN 2,655,000.00 net (say: two million six hundred and fifty five thousand zlotys 00/100).
VAT will be added to the sale price fixed in the tender at the rate applicable on the date of payment of the price. The price should be paid before signing the notarial sales contract.
The bidder is obliged to pay a bid bond in the amount of PLN 398 250.00 (in words: three hundred ninety eight thousand two hundred fifty zlotys 00/100) to the deposit account of the City of Zabrze (ING Bank Śląski o / Zabrze no. 25 1050 1230 1000 0023 5387 1185), until 11/02/2019. The date of payment of the bid bond shall be the date of its receipt on the above-mentioned account.

The tender for the sale of real estate and the granting of the permit will take place on 15/02/2019 at 10:00 at the headquarters of the Katowice Special Economic Zone S.A. in Katowice at ul. Provincial 42.
The condition for participation in the tender is the payment of the bid bond within the aforementioned deadline and submission of a written offer prepared in accordance with the requirements contained in the "Specification of essential conditions of the tender" by 11.02.2019 at noon. 16:00 at the office of the organizer of the tender.
Additional terms of the tender, criteria for the evaluation of the offer in terms of an economic venture planned in the Zone, detailed information about the infrastructure are included in the "Specification of essential conditions of the tender", which can be purchased at the office of the organizer at 9.00 - 16.00, from Monday to Friday. The price of the specification is PLN 10,000.00 + 23% VAT (in words: ten thousand zlotys) payable to the account of the Katowice Special Economic Zone S.A. in Katowice (Deutsche Bank PBC SA No. 09 1910 1048 2501 9911 2936 0001).
The bid bond paid by the participant who won the tender is counted towards the sale price.

If the entity selected following the tender procedure evades the conclusion of the real estate sale agreement, the paid deposit is forfeited on the terms specified
in the "Specification of essential conditions of the tender".
The manager reserves the right to close the tender without choosing any of the offers.